

Chapter 15A-07 - USES IN RESIDENTIAL DISTRICTS

15A-07-01	Purpose and Applicability	1
	A. Purpose	
	B. Applicability	
	C. Applicability of other Code Chapters	
15A-07-02	Permitted Land Use Matrix by the Residential Districts	2
	A. Matrix Explanation	
	B. Table of Uses	

Chapter 15A-07 - LAND USES IN RESIDENTIAL DISTRICTS

15A-07-01 Purpose and Applicability

A. **Purpose.** The residential districts are designed to create neighborhoods ranging in densities from very low to moderately high. The differences in these densities and regulations are intended to support the varying lifestyles of the City's residents. The zoning districts provide for a range of residential habitation including rural agricultural, single-family, multi-family, manufactured home, and combinations thereof. It also provides home occupations, schools, parks, and public services necessary for neighborhood living.

B. **Applicability.** Residential zoning districts fall under four categories:

1. Single Family Residential (SFR)

R-1-6	R-1-7.5(HS)	R-1-8(INF)
R-1-8	R-1-9	R-1-10
R-1-12	R-1-15	R-1-20
R-1-30	R-1-40	SD(R)3.75
SD(Magna)(4.25)	SD(Magna)(3.75)	SD(R-1-8)(11800 S)
SD(R-1-10)(Hegessey)	SD(R-1-10)(Thomas)	SD (R2.0)
SD(R3.25)(Keller)	SD(PO/R)(Library)	SD(R-2-A)(Fluckiger)
SD(R-1-7)	SD(R-1-8)	SD(R-1-15)(Scandia)
SD(Smart Dairy)(R-1-7)	PUD - for single family	SD(R-1-9)

2. Two-Family Residential (TFR)

R-2-8	R-2-10	
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3. Manufactured Home (MH)

MH		
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4. Multi-Family Residential (MFR)

PUD - for multi-family	RM - for multi-family	SD(Magna/PUD)
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- C. **Applicability of Other Code Chapters.** Uses permitted under this Chapter shall conform to the development standards provided elsewhere in this Code and to the application procedures for development as applicable. Uses shall also conform to any overlay district requirements that are applicable. Uses permitted as a conditional use shall comply with the requirements for Conditional Use Permits.

15A-07-02 Permitted Land Use Matrix by the Residential Districts

- A. **Matrix Explanation.** The matrix below lists all permitted uses within Sandy City residential, civic or open space zones. The letters "P", "C", "S" or "N" shall mean "Permitted", "Conditional", "Special Use", or "Not Permitted" respectively. For those letters that are followed by a slash "/", the second letter shall indicate those location restrictions for businesses located within 250 feet of a residential district (unless bisected by a major arterial road as determined by the Sandy City Transportation Engineer in the Transportation Element of the Sandy City General Plan).

For those land uses marked with a superscript number (¹), refer to sub-section C following the table for explanation.

B. Table of Uses

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8	RM	MH	PUD
Accessory Apartments	C	C	C	C	C	C	C	C	C	C	C	C ¹	C ¹	N	N	C ¹ /N
Accessory Structure (unless otherwise specified)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P
Alcoholic Beverage Entertainment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Class A License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Class B License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Class C Tavern	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Class D License	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8	RM	MH	PUD
Alcoholic Beverage Class E License	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Alcoholic Beverage Package Agency	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Private Club	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage State Liquor Store	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alzheimer's Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Ambulatory Surgical Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Ancillary Commercial as part of a mixed-use building	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Ancillary Commercial as a stand alone use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Animal Hospital, Veterinary Office	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Animal Kennel, Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Animals (Household Pets or Farm)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Arcade	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Art Gallery	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Athletic, Tennis, Health Club	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Assisted Living Facility - Limited Capacity (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Assisted Living Facility - Large Capacity (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Auto, Truck, RV, Equipment Sales & Rental	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Auto, Truck, RV, Equipment Storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Automotive Service and Repair - Major	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Automotive Service and Repair - Minor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Automotive Self-Service Station	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Automotive Service Station	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Bed and Breakfast Facility	C	C	C	C	C	C	C	C	C	C	N	N	N	C	N	C
Birth Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8	RM	MH	PUD
Boarding House	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Botanical Gardens	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Building Lots that do not have Frontage on a Public Street	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Business or Financial Services	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	C ²	N ²	N ²
Cemetery, Columbarium, Mausoleum	C	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N
Commercial Repair Services	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Commercial, Convenience Store	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial Retail Sales and Services	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Commercial, Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial uses of a complimentary nature which are shown to be compatible and necessary for the development project.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Community Correctional Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Congregate Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Correctional Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Comprehensive Mental Health Treatment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Crematory, Embalming Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Dance Hall	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Day Care, Group	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Day Care, Adult	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Day Care, Elderly	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Dwelling, Multiple Unit - Transitional Care Development	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, Duplex	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	C
Dwelling, Earth Sheltered	S	S	S	S	S	S	S	S	S	S	S	S	S	S	N	S
Dwelling, Group Planned	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	C
Dwelling, Multiple Unit	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C
Dwelling, Single Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Educational Facility with Housing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
End Stage Renal Disease Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8	RM	MH	PUD
Exposition/Convention Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Extended Living Areas	S	S	S	S	S	S	S	S	S	S	S	N	N	N	N	S ³ /N
Fraternity or Sorority House	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Garage Sales (residential)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Guest House	S	S	S	N	N	N	N	N	N	N	N	N	N	N	N	S ⁴ /N
Half-Pipe Ramps	S ⁵	S ⁵	S ⁵	S ⁵	S ⁵	S ⁵	S ⁵	S ⁵	S ⁵	S ⁵	S ⁵	N	N	N	N	S ⁵
Historic Preservation and monument sites	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Homeless Shelter	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Home Health Agency	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Home Occupation, Category I	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Home Occupation Category II	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Hospice	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Hotel	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Industry, Light	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Industry, Medium	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Jail	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Juvenile Detention Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Juvenile Secure Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Manufactured/Mobile Homes	S	S	S	S	S	S	S	S	S	S	S	S	S	N	P	S ³ /N
Manufactured/Mobile Home Park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C
Medical and Health Care Offices	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Mixed Use, Residential and Office Use	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mixed Use Commercial/Residential Development	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Model Home	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Modular Home	S	S	S	S	S	S	S	S	S	S	S	S	S	N	P	S ³ /N
Mortuary, Funeral Home	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Multi-Family, 8 U/A	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Non-Depository Institutions	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Nursing Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8	RM	MH	PUD
Nursing Home, Convalescent Home, and Rest Home <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Open air theaters and meeting places	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Park and Ride Facilities	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸
Parking, Structure/Terrace	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Parking, Underground	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C
Parks, Public and Private	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Pawn Shop	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Permanent Make-Up	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Planned Unit Development	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C
Plant Nursery	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Prison	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Professional Offices	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Protective Housing Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Public Service	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶
Public Utility Station	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Recreation Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Recreation, Indoor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Recreation, Outdoor	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Recreational Vehicle Park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Recycling Materials Collection/Drop-Off Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Rehabilitation/Treatment Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Religious or Cultural Activity	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Research and Development Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Facility for Elderly Persons <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Facility for Persons with a Disability <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8	RM	MH	PUD
Residential Lease, Short Term	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Health Care Facility, Residential Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Restaurant, Sit Down	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Restaurant, Drive-up Window	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Satellite Dish (Ground/roof mount)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
School, Charter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
School, Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
School, Commercial (Low-Impact)	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N	N ⁹
School, Private or Quasi-Public	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹	N ⁹
School, Public	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Sexually Oriented Business	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Sheltered Workshop	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Small Health Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Social Detoxification Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Social or Reception Center	C ¹⁰	C ¹⁰	C ¹⁰	N	N	N	N	N	N	N	N	N	N	N	N	N
Solar Equipment	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Storage (Mini-Storage) Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Street Vendors	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Tattoo Parlor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Trade or Vocational School	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transitional Care Development	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transitional Housing Facility (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Twin Home	N	N	N	N	N	N	N	N	N	N	N	P	P	C	N	C
Theater	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Warehouse, Wholesale	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Wind Conversion	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Wireless Telecommunication Facility	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷
Zero Lot Line Development	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	C

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8	RM	MH	PUD
Zoological Gardens	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

C. Explanatory Notes for Land Use Matrix.

1. Permitted as a conditional use only within detached single family developments.
2. This land use may be allowed only as a home occupation subject to the Home Occupations Standards and Qualifications.
3. Permitted as a special use only within detached single family developments.
4. Permitted as a special use only within detached single family development with a minimum lot size of 20,000 square feet or larger.
5. Reviewed as a special exception by the Director.
6. Public Service uses with maintenance facilities shall not be allowed in residential districts.
7. May require Planning Commission review and approval. See Wireless Telecommunication Facilities section of this Code.
8. Park and Ride Facilities shall be developed according to commercial standards relating to landscaping, screening, at boundaries of residential districts, parking standards, and signs. All site plans shall be reviewed by the Planning Commission. Minimum building setbacks shall be as follows: Front - 39 feet from back of curb from all property lines adjacent to public rights of way; Side - 10 feet from all side property lines; Rear - 20 feet from all property lines; Adjacent to residential developments - 30 feet from all residential property lines.
9. May be allowed as a Home Occupation subject to the Home Occupation Standards and Qualifications. A Conditional Use Permit would be required if a Commercial School, Low Impact complies with the regulations established for such use.
10. Any Social or Reception Center built within a residential zone must be on a lot with at least 20,000 square feet and be accessed via a designated minor arterial road. Social or Reception Centers shall be developed according to commercial standards relating to landscaping, parking standards, and signs. All site plans shall be reviewed by the Planning Commission.